

FOREIGN CLAIMS SETTLEMENT COMMISSION
OF THE UNITED STATES
WASHINGTON, D.C. 20579

IN THE MATTER OF THE CLAIM OF

ANA G. OLLER
STEPHEN J. MARTIN

Claim No. CU -3454

Decision No. CU **3861**

Under the International Claims Settlement
Act of 1949, as amended

Counsel for claimants:

Donald March, Esq.

PROPOSED DECISION

This claim against the Government of Cuba, under Title V of the International Claims Settlement Act of 1949, as amended, was presented by ANA G. OLLER and STEPHEN J. MARTIN for \$59,000.00 based upon the asserted ownership and loss of equal interests in a plot of land in Marianao, Havana, Cuba. Claimant ANA G. OLLER has been a national of the United States since naturalization on January 20, 1961 and claimant STEPHEN J. MARTIN has been a national of the United States since naturalization on November 16, 1956.

Under Title V of the International Claims Settlement Act of 1949 [78 Stat. 1110 (1964), 22 U.S.C. §§1643-1643k (1964), as amended, 79 Stat. 988 (1965)], the Commission is given jurisdiction over claims of nationals of the United States against the Government of Cuba. Section 503(a) of the Act provides that the Commission shall receive and determine in accordance with applicable substantive law, including international law, the amount and validity of claims by nationals of the United States against the Government of Cuba arising since January 1, 1959 for

losses resulting from the nationalization, expropriation, intervention or other taking of, or special measures directed against, property including any rights or interests therein owned wholly or partially, directly or indirectly at the time by nationals of the United States.

Section 502(3) of the Act provides:

The term 'property' means any property, right, or interest including any leasehold interest, and debts owed by the Government of Cuba or by enterprises which have been nationalized, expropriated, intervened, or taken by the Government of Cuba and debts which are a charge on property which has been nationalized, expropriated, intervened, or taken by the Government of Cuba.

Claimants describe their loss as a parcel of land in a block bounded by 3d Avenue, C Street, Montrose or Truffin Avenue, and D Street.

They have submitted adequate evidence that they inherited equal interests in said parcel of land, and the Commission finds that claimants owned the above-described parcel, measuring 586.50 square meters.

On December 6, 1961, the Cuban Government published its Law 989 (Official Gazette, XXIII, No. 237, p. 23705) which confiscated all assets, personal property and real estate, rights, shares, stocks, bonds and securities of persons who had left the country.

The Commission finds, in the absence of evidence to the contrary, that the subject real property was taken by the Government of Cuba on December 6, 1961 pursuant to the provisions of Law 989. (See Claim of Wallace Tabor and Catherine Tabor, Claim No. CU-0109, 25 FCSC Semiann. Rep. 53 [July-Dec. 1966].)

The Act provides in Section 503(a) that in making determinations with respect to the validity and amount of claims and value of properties, rights, or interests taken, the Commission shall take into account the basis of valuation most appropriate to the property and equitable to the claimant, including but not limited to fair market value, book value, going concern value or cost of replacement.

The record includes, in support of the claimed value, a description of the plot as 17.25 meters by 34 meters, equivalent to 586.50 square meters, or 815.63 square varas, as well as an appraisal by an architect and builder giving his opinion of the value of the plot, which he describes as 900 square yards, as \$59,000.00. This is equivalent to \$100.50 per square meter for the 586.5 square meters involved. There are also several affidavits from persons affirming the asserted value on the basis of professed familiarity with land values. No basis however has been established therefor.

On the basis of the entire record, including evidence available to the Commission as to the value of similar properties in Havana, the Commission finds that the plot in question had a value of \$29,325.00. Accordingly, the Commission concludes that each claimant suffered a loss in the amount of \$14,662.50 within the meaning of Title V of the Act, as the result of the taking of this property by the Government of Cuba on December 6, 1961.

The Commission has decided that in certification of losses on claims determined pursuant to Title V of the International Claims Settlement Act of 1949, as amended, interest should be included at the rate of 6% per annum from the date of loss to the date of settlement (see Claim of Lisle Corporation, Claim No. CU-0644), and in the instant case it is so ordered.

CERTIFICATION OF LOSS

The Commission certifies that ANA G. OLLER suffered a loss, as a result of actions of the Government of Cuba, within the scope of Title V of the International Claims Settlement Act of 1949, as amended, in the amount of Fourteen Thousand Six Hundred Sixty-two Dollars and Fifty Cents (\$14,662.50) with interest at 6% per annum from December 6, 1961 to the date of settlement; and

The Commission certifies that STEPHEN J. MARTIN suffered a loss, as a result of actions of the Government of Cuba, within the scope of Title V of the International Claims Settlement Act of 1949, as amended, in the amount of Fourteen Thousand Six Hundred Sixty-two Dollars and Fifty Cents (\$14,662.50) with interest at 6% per annum from December 6, 1961 to the date of settlement.

Dated at Washington, D. C.,
and entered as the Proposed
Decision of the Commission

SEP 11 1969

Leonard v. B. Sutton

Leonard v. B. Sutton, Chairman

Theodore Jaffe

Theodore Jaffe, Commissioner

Sidney Freidberg

Sidney Freidberg, Commissioner

The statute does not provide for the payment of claims against the Government of Cuba. Provision is only made for the determination by the Commission of the validity and amounts of such claims. Section 501 of the statute specifically precludes any authorization for appropriations for payment of these claims. The Commission is required to certify its findings to the Secretary of State for possible use in future negotiations with the Government of Cuba.

NOTICE: Pursuant to the Regulations of the Commission, if no objections are filed within 15 days after service or receipt of notice of this Proposed Decision, the decision will be entered as the Final Decision of the Commission upon the expiration of 30 days after such service or receipt of notice, unless the Commission otherwise orders. (FCSC Reg., 45 C.F.R. 531.5(e) and (g), as amended, 32 Fed. Reg. 412-13 (1967).)